



May 25, 2018

Mr. Peter Herrmann
Motion Laboratories
510 Furnace Dock Rd.
Cortlandt, New York 10566

Re: Magna Metals site sub-slab vapor sampling
510-534 Furnace Dock Road
Cortlandt, New York

Dear Mr. Herrmann:

As you know, the United States Environmental Protection Agency (USEPA) conducted sub-slab vapor sampling at the 510-534 Furnace Dock Road property in April 2018. The results of these analyses were provided by the USEPA and are attached for your information. The results indicate that volatile organic compounds (VOCs) were not detected above the USEPA's Regional Screening Levels.

Thank you for your cooperation during this sampling event and as always, please feel free to call me at (914) 461-9344 if you should have any questions on this matter.

Very truly yours,
Baker Capital Limited Partnership

A handwritten signature in black ink, appearing to read "Donald Duthaler, Jr.", written in a cursive style.

Donald Duthaler, Jr., P.E., CPM
Vice President of Operations

<https://bakercompanies.sharepoint.com/sites/Property/PropertyManagement/1-NY/Shared Documents/Cortlandt Manor/Environmental/ltr 026 - 2018 soil vapor results - m.doc>



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION II
EDISON, NEW JERSEY

May 16, 2018

Baker Capital, L.P.
c/o Don Duthaler
510 Furnace Dock Road
Cortlandt Manor, NY 10567

Re: Former Magna Metals Site Vapor Sampling

Dear Mr. Duthaler:

From April 4 through 6, 2018, the United States Environmental Protection Agency (EPA) collected sub-slab soil gas samples from the property owned by Baker Capital, L.P., located at 510 Furnace Dock Road, Cortlandt Manor, New York. As you are aware, the sampling was conducted as part of EPA's investigation of the Magna Metals Site (the Site) for the presence of trichloroethene (TCE) and related compounds, based on the use of these chemicals during historic operations and their presence in the groundwater at the Site. The samples from the air space beneath the buildings were analyzed for volatile organic compounds (VOCs), including TCE.

Please find the enclosed analytical results and a sample location map from EPA's April 2018 sub-slab vapor sampling at four locations on the property. The results are provided in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). **VOCs were not detected above EPA's health-based Regional Screening Levels (RSLs).** The RSLs for sub-slab soil gas at residential properties are $15.9 \mu\text{g}/\text{m}^3$ for TCE, $360 \mu\text{g}/\text{m}^3$ for PCE, and $174,000 \mu\text{g}/\text{m}^3$ for 1,1,1-trichloroethane. These residential values are more stringent than commercial/industrial values. It appears that vapor intrusion of VOCs present in groundwater at the Site does not currently pose a health threat to the occupants of this property. EPA does not recommend further vapor sampling at this property at this time.

If you have any questions, please feel free to contact Shereen Kandil, the EPA Community Involvement Coordinator for the Site, at 212-637-4333 or kandil.shereen@epa.gov, or me at 732-321-4388 or petty.joel@epa.gov.

Thank you for your cooperation and patience during this investigation.

Best regards,

A handwritten signature in black ink, reading "Joel Petty", is positioned above the printed name.

Joel Petty
On-Scene Coordinator

Table 1: Property P001, Validated Soil Gas Analytical Results - TO-15 VOCs
Magna Metals Site
Cortlandt, Westchester County, New York
April 2018

RST 3 Sample Number	¹ EPA Site-Specific RSLs Residential Air	P001-SG001- 180406-01	P001-SG002- 180406-01	P001-SG003- 180406-01	P001-SG004- 180406-01
CLP Number		BE1W4	BE1W5	BE1W6	BE1W7
Property Number		P001	P001	P001	P001
Sample Date		4/6/2018	4/6/2018	4/6/2018	4/6/2018
Matrix		Soil Gas	Soil Gas	Soil Gas	Soil Gas
TO-15 VOC					
1,1,1-Trichloroethane	174,000	ND	ND	8.4	ND
1,1-Dichloroethane	NS	ND	ND	ND	ND
1,1-Dichloroethene	NS	ND	ND	ND	ND
1,2-Dichloroethane	NS	ND	ND	ND	ND
3-Chloropropene	NS	ND	ND	ND	ND
Chloroethane	NS	ND	ND	ND	ND
cis-1,2-Dichloroethene	NS	ND	ND	ND	ND
Tetrachloroethene (PCE)	360	0.79 J	1.5	11	1.7
trans-1,2-Dichloroethene	NS	ND	ND	ND	ND
Trichloroethene (TCE)	15.9	0.2 J	ND	1.5	2.5
Vinyl chloride	NS	ND	ND	ND	ND

Notes:

TO-15 VOC: Toxic Organics-15 Volatile Organic Compounds.

RST 3: Removal Support Team 3.

CLP: Contract Laboratory Program.

NS: Not specified.

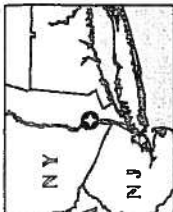
J: Estimated value.

ND: Non-detected.

¹U.S. Environmental Protection Agency (EPA) Site-Specific Regional Screening Levels (RSLs) for residential air.

EPA RSLs and soil gas analytical results are presented in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).

Bold result values are detections.



SCALE
1:1,833

Legend
Soil Gas Sample Locations
Property Boundaries



P001
Sample Location Map

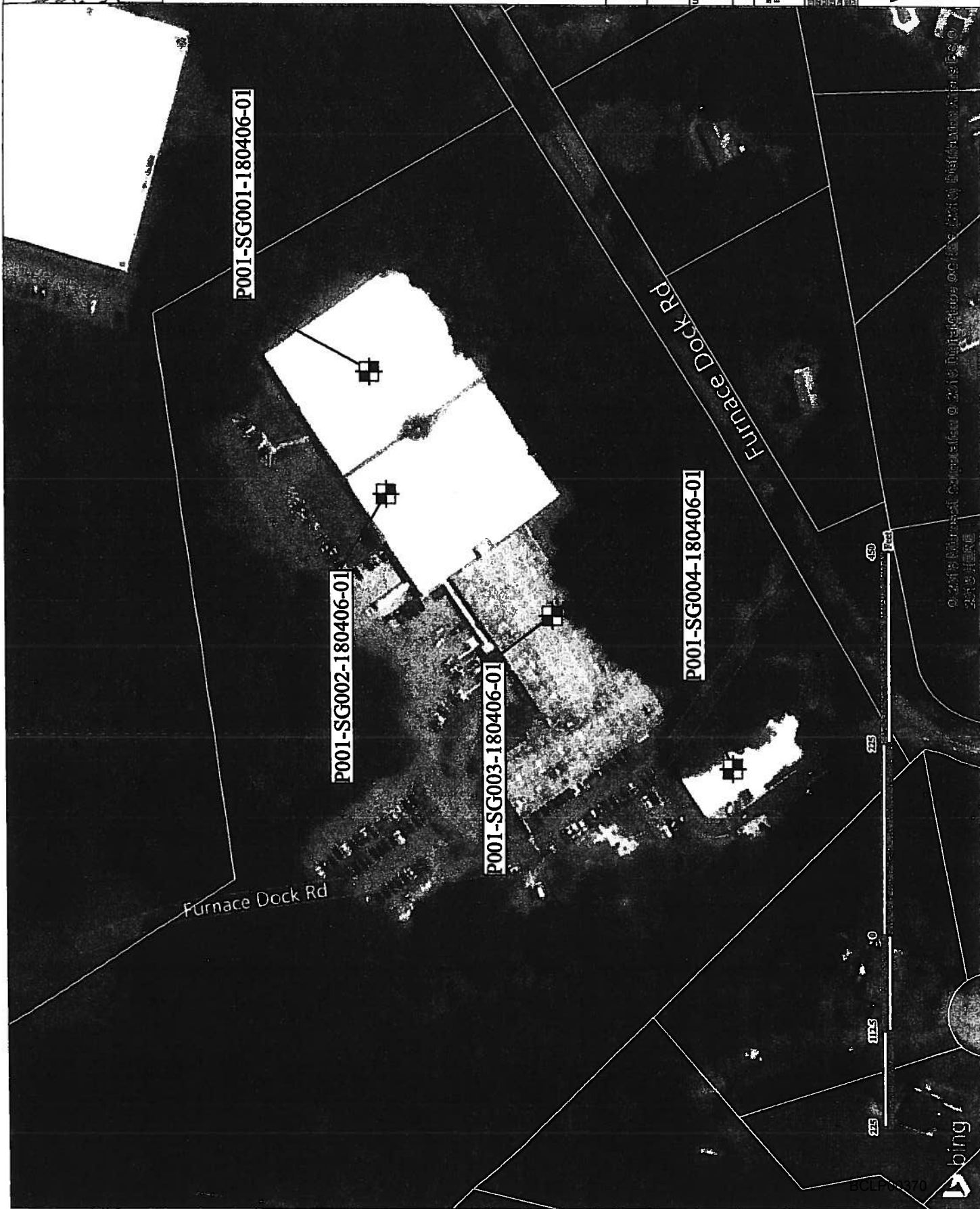
MAGNA METALS SITE
CORTLANDT, NEW YORK

UNITED STATES ENVIRONMENTAL
PROTECTION AGENCY
REMOVAL SUPPORT TEAM 1
CONTRACT # EP-S-14-01

Weston Solutions, Inc.

In Association With
Remedial and Environmental Associates, Inc.
Environmental Compliance Consultants, Inc.
Aster Environmental LLC, On-Site
Environmental, Inc., and Strategic
Consulting, Inc.

ANALYST	PROJECT
DATE	LOCATION
STATUS	DESCRIPTION
REMARKS	
APPROVED	
DATE	



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BOL-00370